Karen Y Johnson Davidson County
Batch# 146514 DEEDWARR
09/28/2018 02:42:30 PM 6 pgs
Fees: $33.00 Taxes: $13,073.06
20180928-0096525

Name and Address of New Owner:
AMH Mountain Springs Development, LLC
30601 Agoura Road
Suite 200
Agoura Hills, CA 91301

Send Tax Bills To:
AMH Mountain Springs Development, LLC
30601 Agoura Road
Suite 200
Agoura Hills, CA 91301

This Instrument Prepared By:
Steve Berneman
Construct Title Company
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: Part of 164-00-0-040.00 and part of 164-00-0-174

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ECG Mountain Springs, LLC, a Tennessee limited liability company** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto **AMH Mountain Springs Development, LLC, a Delaware limited liability company** ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Davidson County, Tennessee (the "Property") more particularly described below.

To wit:

Being Lots 1-39, along with Lot 40, the Amenity Lot, of Mountain Springs, Phase 1, as shown and designated on a Plat-Plan recorded as Instrument No. 20180925-0095159, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ECG Mountain Springs, LLC, a Tennessee limited liability company by Special Warranty Deed from Belz/Becker-Lewis-Shlenker Properties, a Tennessee joint venture, dated 02/12/2018, recorded 02/15/2018, of record in Instrument no. 20180215-0015090, Register's Office for Davidson County, Tennessee.

Land lying in the 32nd Council District, County of Davidson, State of Tennessee,

being a part of the BelzMcDowell property of record in Book 4699, Page 101 (Parent Tract), State of Tennessee, and being more particularly described as follows: Beginning at a 5/8" iron pin found (ID: Prop Cor F&A) lying in the East line of Lot 84 of Village Four Summerfield Subdivision (Plat 20060316-0030439), said iron pin being the Northwest Corner of the Metropolitan Government of Nashville and Davidson County Property (DB 20110718-0054865) and lying in the West line of said Parent Tract; Thence with the East line of said Lot 84 Village Four Summerfield Subdivision North 08°09'53" East a distance of 58.21 feet to a 1/2" iron pin found (ID: Sec Inc.), said iron pin being the Northeast Corner of said Lot 84 and the Southeast Corner of Lot 83 said Village Four Summerfield Subdivision; Thence with the East line of said Lot 83 North 08°06'12" East a distance of 120.63 feet to a 1/2" iron pin found (ID: Sec Inc.), said pin being the Northeast Corner of said Lot 83 and the Southeast Corner of Lot 76 said Village Four Summerfield Subdivision and the Southwest Corner of the Belz-McDowell property (DB 4713, PG 299) Thence with the South line of said Belz-McDowell property South 83°16'18" East a distance of 853.40 feet to a 1/2" iron pin set in the West line of the MRP Mountain view property (DB 20121108-0103306); Thence with said West line South 23°31'23" East a distance of 576.75 feet to a 5/8" iron pin found (ID: 2351), said pin being the Southwest Corner of said MRP Mountain View property; Thence across said Parent Tract South 47°59'12" West a distance of 394.53 feet to an
iron pin set; Thence continuing across said Parent Tract North 46°14'20" West a distance of 104.70 feet to a 1/2" iron pin set, said pin being the Northeast Corner of said Metropolitan Government of Nashville property; thence with the North line of said Metropolitan Government of Nashville property North 46°14'20" West a distance of
915.16 feet to a 5/8" iron pin found (ID: 2351); Thence continuing with said North Line North 81°53'54" West a distance of 74.02 feet to the Point of Beginning.

According to a Survey by Kenneth Bau of Young Hobbs and Associations, 1202 Crossland Avenue, Clarksville, TN.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or

under Grantor, but no further or otherwise, subject however to the matters set forth on Schedule 1.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 28th day of September, 2018.

ECG Mountain Springs, LLC, a Tennessee Limited Liability Company

By: _____
Cary Rosenblum, CEO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

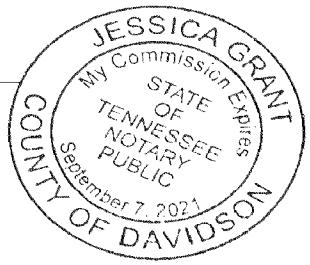
Before me, Jessica Grant of the state and county mentioned, personally appeared Cary Rosenblum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be CEO of ECG Mountain Springs, LLC, the within named bargainor, a Limited Liability Company, and that such Cary Rosenblum as such CEO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as CEO.

Witness my hand and seal, at office in Tennessee, this 28th day of September, 2018.

Jessica Grant
Notary Signature

Printed Name: Jessica Grant

My commission expires: 9/7/21



## AFFIDAVIT OF VALUE

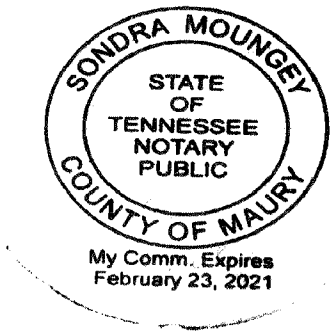
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,533,258.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
28th day of September, 2018.

Notary Public
My commission expires: 2-23-2021
File No. 2018-457



## Schedule 1

1. State and County taxes for the year 2018, a lien, but not yet due and payable.

2. All matters recorded in the Plat Plan for Mountain Springs Phase 1, as Instrument No. 20180925-0095159, said Register's Office.

3. Right-of-Way Easement to Colonial Pipeline Company of record in Book 4578, page 371, said Register's Office.

4. Easements for trimming and cutting trees to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 528, said Register's Office.

5. Easement granted to American Telephone and Telegraph Company of record in Book 1237, page 149, said Register's Office.

6. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 273, said Register's Office.

7. Easement for Sanitary Sewers and/or Storm Drainage, of record as Instrument No. 20070216-0019976, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.

8. Matters shown on Right-of-Way Dedication Plat Mountain Springs Drive, of record as Instrument No. 20070423-0048112, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young-Hobbs and Associates, YHA Project No. 059-17.'

9. Terms and conditions contained in Monument Sign Easement to Continental 193 Fund LLC of record as Instrument No. 20070423-0048126, Register's Office for Davidson County, Tennessee, as shown on that certain ALTA/NSPS Land Title Survey, dated June 8, 2017, prepared by Young— Hobbs and Associates, YHA Project No. 059-17.

10. Easement(s) to American Telephone and Telegraph Company as set forth in instrument recorded in Book 1224, page 261, said Register's Office.

11. Right-of-Way Easement of record in Book 3619, page 533, said Register's Office.

12. Declaration of Covenants, Conditions, and Restrictions for Mountain Springs and Declaration of Covenants, Conditions and Restrictions for Mountain Springs Townhouses found in Instrument No. 20180920-0093382, recorded on 09/20/2018.

13. Construction and Drainage Easement Agreement found in Instrument No. 20180223-0017160, recorded on 02/23/2018.

14. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems found in Instruments No. 20180306-0020888 and No. 20180306-0020889, recorded on 03/06/2018.

## True Copy Certification

I, STEVE BERNEMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Amy Nichole Bagwell, a notary public for this county and state, Steve Berneman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Nichole Bagwell

Notary's Signature

My Commission Expires: 10/03/18

Notary's Seal (if on paper)

AMY NICHOLE BAGWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM